

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCELS APPREARING ON EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF IN THE MODEL  
CITIES AREA

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WHEREAS, in June of 1972 the Authority entered into a Cooperation Agreement by and between the Authority and the Model Cities Administration.

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Roxbury Action Program has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels listed in Exhibit "A" in the Model Cities Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That this Roxbury Action Program be and hereby is tentatively designated as Redeveloper of the Disposition Parcels listed Exhibit "A" in the Model Cities Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
  - (iii) Final Working Drawings and Specifications; and
  - (iv) Proposed development and rental schedule

2. That disposal of the Parcels listed on Exhibit "A" by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

## EXHIBIT "A"

## CITY OWNED PROPERTIES

Real Property Department

35 Fulda	VL	2691
25 Fulda	VL	3419
26 Fulda	VL	2040
76 Fulda	VL	1435
73 Fulda	VL	1375
23 Fulda	VL	3684
33 Fulda	VL	3160
37 Fulda	VL	457
41 Fulda	VL	1708
43 Fulda	VL	3438
47 Fulda	VB	984
49 Fulda	VL	1146
83 Fulda	VL	1829
204-206 Highland	VL	5683
208-210 Highland	VL	5772
214 Highland	VL	3107
212 Highland	VL	3000
152-154 Thornton	VL	2950
158 Thornton	VL	1493
143 Thornton	VL	3703
151 Thornton	VL	1188
153 Thornton	VL	1065
155 Thornton	VL	1075
20-26 Vale	VL	9520
32 Vale	VL	1975
4 Valentine	VL	2297
8 Valentine	VL	2167
20 Valentine	VL	1747
22 Valentine	VL	1445
24 Valentine	VL	1445
26 Valentine	VL	911
28 Valentine	VL	916
30 Valentine	VL	910
32 Valentine	VL	1936
17 Valentine	VL	2835
19 Valentine	VL	1192
21 Valentine	VL	1169
23 Valentine	VL	1165
25 Valentine	VL	1162
27 Valentine	VL	1159
29 Valentine	VL	1156
31 Valentine	VL	1152
33 Valentine	VL	1149
next to 33 Valentine	VL	1224
2767 Washington		3808
2773 Washington		3740
2770 Washington	VL	2768
2781 Washington	VL	2810
2733-2735 Washington	VL	5090
2787-2789 Washington	VL	3850
2761 Washington		5376

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: ROBERT T. KENNEY  
SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER FOR VARIOUS CITY-OWNED  
PARCELS APPPEARING ON EXHIBIT "A" ATTACHED HERE TO WITHIN  
THE MODEL CITIES AREA

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The Roxbury Action Program (RAP) has been planning the construction of 96 units of low to moderate income housing in the vicinity of Fulda and Valentine Streets within Sub-Area II of the Model Cities District for the past two years. The land area to be developed is comprised of parcels which are either in tax title, tax foreclosure or have been purchased privately by RAP. These properties appear in the attached map. The Authority has been requested to acquire the tax foreclosed properties from the Real Property Department and convey them to RAP for development pursuant to design review.

RAP's proposal includes the development of 96 dwelling units and related parking and open space financed under the section 236 housing subsidy program through the Department of Housing and Urban Development. Commitment of 236 subsidy funds from HUD was received by RAP in June.

The developer has chosen the firm of Stull Associates, Inc. of Boston as their architects and the John Cruz Construction Company also of Boston, as the general contractor. These firms have extensive experience in the design and construction of subsidized housing.

Since the proposed project falls within the Model Cities District, the Model Neighborhood Board must approve the plan prior to its submission to the Authority pursuant to section 7 of the cooperation agreement between the Authority and the Model Cities Administration approved by the Authority in June of 1972. On August 25, 1972 the Model Neighborhood Board approved RAP's proposal for development of the subject parcels.

It is therefore recommend the Authority tentatively designate the Roxbury Action Program and redeveloper for various City-owned properties appearing on exhibit "A" attached hereto. An appropriate resolution is attached.

